



**Connells**

Westfield Close  
Blaby Leicester

# Westfield Close Blaby Leicester LE8 4BX

for sale offers in excess of  
**£360,000**



## Property Description

Blaby is a delightful village situated in South Leicestershire. The buildings in Blaby are both of historical and architectural interest as Old Blaby is a conservation area. It contains some ancient and picturesque dwellings giving the charming village an olde world feel. The Bakers Arms thatched roof public house in Blaby dates back to 1484 and there are other public houses and local amenities including a post office, two supermarkets, pharmacies, health centres, library, hotel, two primary schools, a dentist, churches and Bouskell and Northfield Parks. As well as being serviced by good transport links Blaby is a charming village filled with character and has plenty to offer.

This spacious three bedroom detached property is situated in the sought after location of Blaby. The property benefits from a kitchen diner ideal for entertaining, three well proportioned bedrooms including a master bedroom with an en-suite and a downstairs cloakroom. Call now to view.

## Entrance Hall

With a door to the front of the property, under stairs cupboard and central heating radiator.

## Cloakroom

With a wc, wash hand basin, chrome towel radiator and double glazed window to the front of the property.

## Lounge

There is a double glazed bay window to the side, double glazed window to the front of the property and central heating radiator.

## Kitchen/Diner

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven and hob with cooker hood over, plumbing for a washing machine, central heating radiator, tiled flooring, spot lights to the ceiling, double glazed window to the front of the property and patio doors leading out to the garden.

## First Floor Landing

With stairs rising from the ground floor, airing cupboard and double glazed window to the rear of the property.

## Bedroom One

With double glazed windows to the front and side of the property, central heating radiator and has oak doors.

## En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls, chrome towel radiator, extractor fan and double glazed window to the side of the property.

## Bedroom Two

With a double glazed window to the rear of the property and central heating radiator.

## Bedroom Three

With a double glazed window to the rear of the property and central heating radiator.

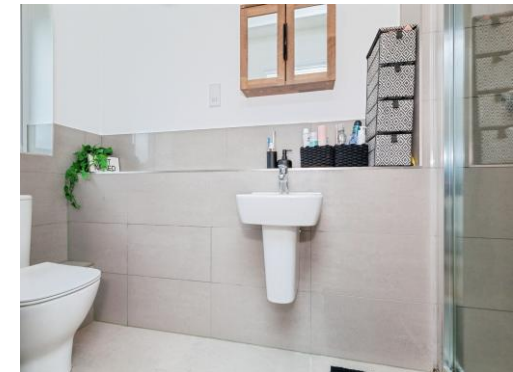
## Bathroom

There is a 'P' shaped bath with shower over, wash hand basin, wc, partly tiled walls, chrome towel radiator, partly tiled walls and double glazed window to the front of the property.

## Outside

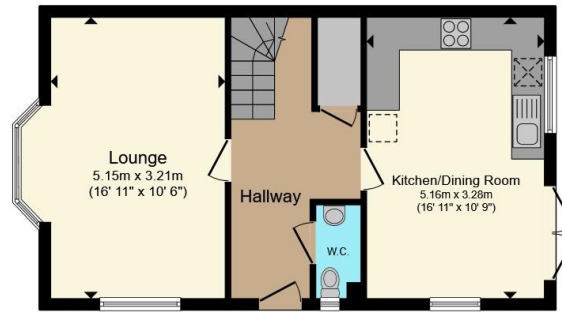
At the side of the property there is a driveway providing off road parking.

The rear garden

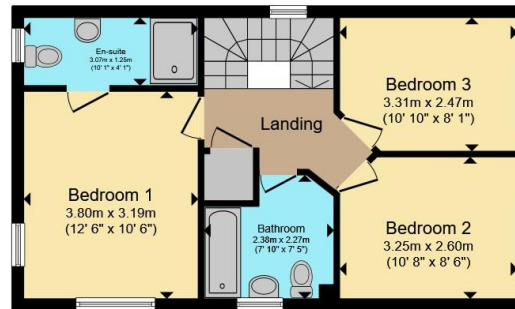








**Ground Floor**



**First Floor**

Total floor area 93.9 m<sup>2</sup> (1,011 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**directions to this property:**

Proceed from our Blaby office along Lutterworth Road and turn right onto Westfield Close where the property is located.

EPC Rating: B Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309888](http://connells.co.uk/Property/BLA309888)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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